

# FRAZEE EDA FIT-UP 109 EAST MAIN AVE. FRAZEE, MN 56544



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**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR PERMITTING

## 1R CODE DATA

**CODE REVIEW -2020 MN BUILDING CODE (2018 IBC)**

ZONED: C-1 DOWNTOWN COMMERCIAL

**CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE**  
B OCCUPANCY USE: B (BUSINESS) FOOD PROCESSING <2500 SF REF. IBC 304.1

**CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS**

CONSTRUCTION TYPE:	ALLOWABLE	ACTUAL
BUILDING HEIGHT:	40 FT	18'-4" (EXISTING BUILDING INTERIOR FIT-UP ONLY)
BUILDING STORIES:	1	1
BUILDING AREA:	9,600 SF W/ AREA INCREASE (6,000 SF W/O (NS))	8,102 SF
EQUATION 5-5: IF = [F/P - 0.25] W/30	IF = [344/404 - 0.25] 30/30   IF = 0.6	F = 344 FT, P = 404 FT, W = 30'
EQUATION 5-1: AA = AT + (NS X IF)	AA = 6,000 + (6,000 X 0.6)   AA = 9,600 SF	AT = 6,000 SF, NS = 6,000 SF
SECTION 508 MIXED USE AND OCCUPANCY TABLE 508.4 SEPARATED OCCUPANCIES	CLASSIFIED AS B NO SEPARATION REQUIRED	NOT APPLICABLE

**CHAPTER 6 - TYPES OF CONSTRUCTION**

PRIMARY STRUCTURAL FRAME BEARING WALLS (INT & EXT)	TABLE 601: TYPE V-B CONSTRUCTION	
0 HOUR	0 HOUR	PER TABLE 602 -8.5' FIRE SEPARATION DISTANCE
0 HOUR TYPICAL, 1 HOUR @ W EXTERIOR WALL		
NONBEARING WALLS (INT) FLOOR, ROOF & SECONDARY	0 HOUR	NO EXTERIOR NON-LOAD BEARING WALLS

**CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES**

OPENINGS (PER TABLE 705.8): N, E, & S SIDES > 30 FT, NO LIMIT (UP, NS) W SIDE (8.5'), 10% LIMIT (UP, NS) - NO OPENINGS PROVIDED @ INTERIOR WALL TO SEPARATE FIRE AREAS

**707 FIRE BARRIERS:** 1-HR REQUIRED AT W EXTERIOR WALL PROVIDED @ INTERIOR WALL TO SEPARATE FIRE AREAS

**TABLE 707.3.10 FIRE AREAS:** B OCCUPANCY NONE REQUIRED

**708-710 FIRE PARTITIONS & SMOKE PARTITIONS:** NO RATING REQUIRED

**TABLE 716.1 OPENING RATINGS:** 2-HR FIRE BARRIER

**718.4 DRAFTSTOPPING IN ATTIC:** NONE REQUIRED - NO ATTIC SPACE

**CHAPTER 9 - FIRE PROTECTION SYSTEMS**

SECTION 903.3.1.1 NFPA 13 SPR SYSTEM: AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED

**TABLE 906.3.1 FIRE EXTINGUISHERS:** ORDINARY HAZARD CLASSIFICATION SEE FLOOR PLAN FOR QUANTITY & LOCATIONS FUTURE LEASE SPACES TO HAVE TEMP EXTINGUISHERS

**SECTION 907 FIRE ALARM SYSTEM:** NOT REQUIRED PER 907.2.2 NOT APPLICABLE

**CHAPTER 10 - MEANS OF EGRESS**

BUSINESS (150 GROSS/SF): 3753 SF / 150 = 25 OCC  
SMALL ASSEMBLY (15 GROSS/SF): 274 SF / 15 = 18 OCC  
**TOTAL = 43 OCCUPANTS**

**TABLE 1006.3.2 MINIMUM NUMBER OF EXITS:** OL 1-500 = 2 EXITS REQUIRED 11 EXITS PROVIDED (2 MINIMUM PER TENANT)

**SECTION 1009 ACCESSIBLE MEANS OF EGRESS:** BUILDING TO BE FULLY ACCESSIBLE B OCC W/OUT SPRINKLER = 200 FT MAX REFER TO PLAN FOR DISTANCES

**SECTION 1020 CORRIDORS:** CORRIDORS SHALL BE FIRE-RESISTANCE RATED PER TABLE 1020.1 AND CONSTRUCTED AS FIRE PARTITIONS PER SECTION 708. GROUP B - OCCUPANT LOAD SERVED >30 REQUIRES HOUR RATING WITHOUT SPRINKLER SYSTEM

**NOTE - OCCUPANT LOAD OF CORRIDORS SHALL BE BELOW 30, THUS NO RATING REQUIRED**

**CHAPTER 11 - ACCESSIBILITY**

SECTION 1106 ACCESSIBLE ENTRANCES: 60% REQUIRED TO BE ACCESSIBLE 100% PROVIDED TO BE ACCESSIBLE

**IBC CHAPTER 29 - PLUMBING SYSTEMS**

A. MINIMUM NUMBER OF FIXTURES (REFERENCE IBC TABLE 2902.1)  
B. FIXTURE CALCS BASED ON THE FOLLOWING OCCUPANT LOADS USING IBC TABLE 1004.1.2:  
1. BUILDING OCCUPANT LOAD:  
A. B BUSINESS: 25 OCCUPANTS (BASED ON 150 GROSS OF 3753 SF)  
18 OCCUPANTS (BASED ON 15 GROSS OF 274 SF)

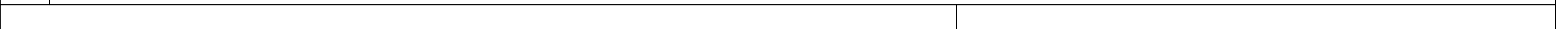
Use	Occ. Number	Water Closets/Urinals			Lavatories		
		ratio	# req'd	# provided	ratio	# req'd	# provided
B Occupancy	43 21.5M 21.5F	1 per 25 for first 50 and 1 per 50 for remainder	1M/1F	1 M 1 F 1 UNIT	1 per 40 for first 80 and 1 per 80 for remainder	1M/1F	1 M 1 F 1 UNIT

C. B OCCUPANCIES DO NOT REQUIRE BATHTUBS/SHOWERS (REFERENCE IBC TABLE 2902.1)  
D. SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX (REFERENCE IBC TABLE 2902.2)  
E. OWNER SHALL COORDINATE WITH BUILDING OFFICIAL REGARDING SIGNAGE OF RESTROOMS AND SEPARATION OF MEN/WOMEN FACILITIES OR IDENTIFYING ALL AS UNISEX

## 1D FLOOR PLAN LEGEND

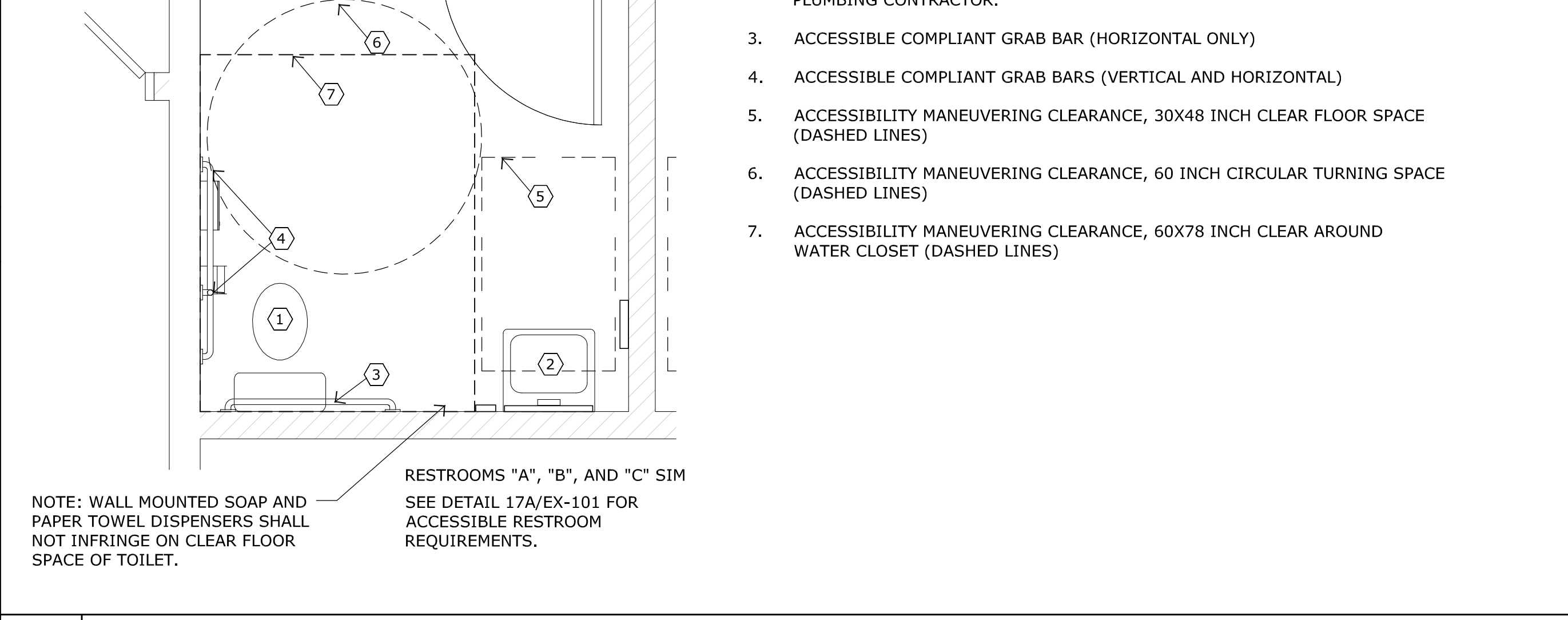
<b>F.E.</b>	= FIRE EXTINGUISHER		= EXISTING / UNEFFECTED
<b>2</b>	= OCCUPANTS IN PATH OF TRAVEL		NOTE: BUILDING IS EXISTING, CODE FOR TENANT FIT-UP ONLY. TENANT "D" IS CURRENTLY FIT-UP AND OCCUPIED. SCOPE OF WORK INCLUDED INVOLVES TENANT SPACES "A" AND "C".
<b>2</b>	= OCCUPANT LOAD SPACE		= ONE HOUR FIRE BARRIER - EXISTING
			= TWO HOUR FIRE BARRIER

## 9F CODE PLAN

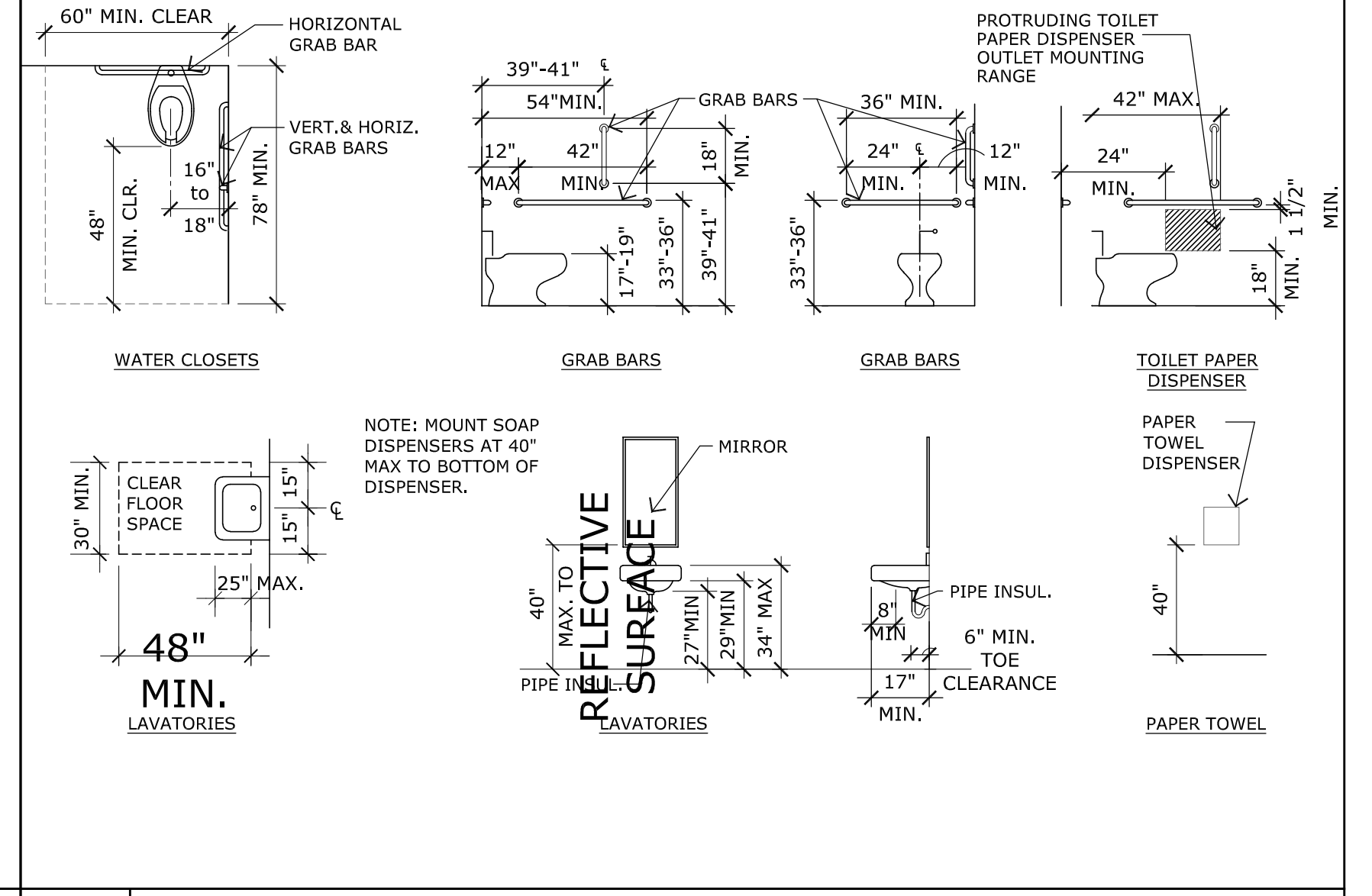


SCALE: 1/8" = 1'-0"

## 9A ENLARGED RESTROOM PLAN AND ACCESSORIES



SCALE: 1/2"=1'-0"



SCALE: 1/2"=1'-0"

MARK	DATE	DESCRIPTION
	01/23/2025	REVIEW SET

**FRAZEE EDA FIT-UP**  
109 EAST MAIN AVE.  
FRAZEE, MN 56544

SHEET NO. 183863  
ISSUE DATE 01/23/2025  
DESIGNED BY SEH  
DRAWN BY SRP  
PROJECT MGR CB  
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SHEET CONTENTS  
CODE REVIEW, EXISTING PLAN, AND ACCESSIBLE DETAILS

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